

Planning, Community & Economic Development – Terry Schum
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The following is an ongoing report on the status of zoning applications filed with the Maryland-National Capital Park and Planning Commission (M-NCPPC) in or near the City of College Park and applications for variances and departures filed with the city. Projects will remain on the report until their final disposition (approved, denied or withdrawn). ***Updated information shown in italics.***

CURRENT APPLICATIONS FILED WITH M-NCPPC

University of Maryland, East Campus
Detailed Site Plan- 08030

Filed: Pre-application notice filed on June 2, 2008
Location: Southeast quadrant of Paint Branch Pkwy. and U.S. Route One
Applicant: Foulger-Pratt Companies/Argo Investment Co.
Purpose: Commercial, retail, office, hotel, entertainment and residential development.
Status: Application accepted September 2008. 70-day review period has been waived. Revised application submitted but no hearing date set.

Chick-Fil-A
DSP-08069

Filed: Pre-application notice sent on October 31, 2008.
Location: Cherry Hill Road/Autoville
Applicant: Ben Dyer Associates, Inc.
Purpose: Chick-fil-A fast food restaurant with drive through
Status: Application has been filed but no referral received.

MAZZA GrandMarc Apartments/Commercial
DSP-04049-01

Filed: Pre-application notice filed November 25, 2008
Location: West side of US Route 1, south of Hollywood Road
Applicant: PPC / CHP Maryland Limited Partnership
Purpose: Construction of approximately 10,000 square feet of retail commercial space.
Status: Application has been accepted. No hearing date scheduled.

Craftstar Townhouses
DSP 04081/02

Filed: *May 2009*
Location: *South Core of Greenbelt Station*
Applicant: *Craftstar Home/Dewberry*
Purpose: *Amendment to the townhouse architecture in previously approved detailed site plan submitted by Pulte.*

Status: Referred as Planning Director review and approval. City of Greenbelt requested a Planning Board hearing. The hearing slated for November 5, 2009 has been rescheduled to January 14, 2010.

K. Hovnanian Homes
DSP 04081/04

Filed: Pre-application notice filed November 5, 2009
Location: South Core of Greenbelt Station
Applicant: K. Hovnanian Homes
Purpose: Amendment to the townhouse architecture in previously approved detailed site plan submitted by Pulte.
Status: No application has been filed.

N.V. Homes
DSP 04081/05

Filed: Pre-application notice filed November 5, 2009
Location: South Core of Greenbelt Station
Applicant: N.V. Homes
Purpose: Amendment to architecture for two over two units approved for Pulte.
Status: No application has been filed.

Steven Behr House
SE 4611 and DDS 590

Filed: Pre-application notice sent July 31, 2009
Location: 4618 College Avenue
Applicant: Steven Behr
Purpose: To vary the bedroom percentages allowed and validate the existing driveway width.
Status: Application has been accepted and will be reviewed by Planning Board before a hearing is scheduled with the Zoning Hearing Examiner.

Litton Technology Center/Riverside
Preliminary Plan 4-09022

Filed: Pre-application notice sent June 29, 2009
Location: End of 51st and 52nd Avenues and north side of River Road in the College Park/Riverdale Transit Development Overlay Zone (TDOZ).
Applicant: University of Maryland
Purpose: Resubdivision of two existing plats of subdivision for office and research development
Status: Application has not been referred.

M-Square, University of Maryland Research Park Detailed Site Plan

Filed: September 11, 2009
Location: 4400, 4500 and 4600 River Road, College Park, MD
Applicant: Mannekin/COPT
Purpose: Development of a 3 - 5 story, 150,000 square foot buildings for general office and research use, surface parking lots and a 3 level parking garage.
Status: Application has not been referred.

Starview Plaza
DSP 08010/02

Filed: Pre-application notice filed August 31, 2009
Location: 8700 Baltimore Avenue
Applicant: Starview Plaza
Purpose: Revision of the previously approved DSP (08010/01) to include construction in two phases
Status: Application accepted for expedited review. On November 5, 2009 the Planning Board approved the application and final resolution.

Chinese Bible Church of College Park
DSP 09010

Filed: Pre-application notice sent November 5, 2009
Location: 9618 Autoville Drive
Applicant: Chinese Bible Church of College Park, Inc.
Purpose: Addition to existing church and expansion of parking lot
Status: Application has not been filed.

CURRENT APPLICATIONS FILED WITH THE CITY/ADVISORY PLANNING COMMISSION

BPV-2007-01

Filed: October 5, 2007
Applicant: Sandro Baiza
Location: 3705 Marlborough Way
Request: Revocation of Building Permit 1640 for a fence
Status: Oral argument held before the Mayor and Council on February 26, 2008 and was continued until April 1, 2008 for more deliberation. On April 8, 2008 the Mayor and Council denied the request for validation of the building permit and required the removal of the retaining wall in the front yard. The applicant is required to submit a proposal for removing all of the retaining wall at the June 3, 2008 work session. On May 7, 2008, the applicant filed in the Circuit Court for Prince George's County for judicial review of the decision. Oral arguments were heard in the Circuit Court on December 19, 2008 and the judge ruled in favor of the City. The applicant has appealed this decision to the Court of Special Appeals and is scheduled to be heard in March 2010.

CPV-2007-12

Filed: June 8, 2007

Applicant: Miriam Diaz

Location: 4712 Fox Street

Request: Variance to expand the existing driveway and validate in existing shed and porch

Status: *Continued until further notice.*

APC-CEO-0013-2004

Applicant: Robert Schnabel & Stephanie Stullich

Location: 7400 Dartmouth Avenue

Request: *Insufficient time allotted to complete tasks required for compliance.*

Status: *The applicants requested an extension until the September 3, 2009 meeting. APC granted the extension until the December 3, 2009 meeting.*

CPD-2009-01

Filed:

Applicant: Hamid Fallahi (Darcars)

Location: 9330 Baltimore Avenue

Request: *Departure to erect a freestanding sign*

Status: *Continued until further notice.*

CEO-2009-02

Filed: September 9, 2009

Applicant: Lesley Franc

Location: 5115 Kennebunk Terrace

Request: *Variance to construct a 4' fence in the front yard*

Status: *Denial recommended by the Advisory Planning Commission at their October 15, 2009 meeting.*

CPV-2009-10

Filed: September 3, 2009

Applicant: Fidel & Regina Martin

Location: 4808 Erskine Road

Request: *Variance to construct a 6' x 20' covered front porch*

Status: *Approval recommended by the Advisory Planning Commission at their October 15, 2009 meeting.*

CPV-2009-09

Filed: September 2, 2009

Applicant: Anthony & Theresa Sefcik

Location: 9603 50th Place

Request: *Variance to validate a carport and two sheds*

Status: *The application was heard at APC's October 15, 2009 meeting. During the discussion, Commissioner Bleau explained that he was abstaining because he is a candidate for City Council and did not*

want the appearance of impropriety. The attorney advised Commissioner Bleau that he should recuse himself, which he did. There were not enough members remaining for a quorum, so the application was continued until the November 5, 2009 meeting where the Advisory Planning Commission recommended approval of the requested variance.

CPV-2009-11

Filed: August 31, 2009

Applicant: Christopher Martin

Location: 5027 Muskogee Street

Request: Variance to permit construction of a 10.5' x 20.0' driveway partially in front of the house and to validate the existing front yard and side yard setbacks

Status: Approval recommended by the Advisory Planning Commission at their November 5, 2009 meeting.

CPV-2009-06

Filed: July 1, 2009

Applicant: James Song

Location: 9030 Rhode Island Avenue

Request: Variance to construct a 34' x 30.6' addition

Status: Approval recommended by the Advisory Planning Commission at their November 5, 2009 meeting.

CPV-2009-13

Filed: October 26, 2009

Applicant: Thomas Abell

Location: 4811 Muskogee Street

Request: Variance to validate an existing 10-foot fence at the property line

Status: Denial recommended by the Advisory Planning Commission at their November 5, 2009 meeting.

09-00003033

Filed: September 14, 2009

Applicant: Mildred Knowles

Location: 9721 48th Place

Request: Appeal to enclose a carport

Status: The applicant withdrew her appeal request and will be removing the carport.